Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	5 Hemming Street, Brighton East Vic 3187
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$2,598,500	Pro	perty Type	House		Suburb	Brighton East
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	11a Binnie St BRIGHTON EAST 3187	\$1,610,000	21/06/2025
2	18 Valerian St HAMPTON 3188	\$1,500,000	25/10/2025
3	759 Nepean Hwy BRIGHTON EAST 3187	\$1,540,000	03/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/11/2025 16:42



JellisCraig

Connor Delany 9194 1200 0477 999 112 ConnorDelany@jelliscraig.com.au

Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price** September quarter 2025: \$2,598,500





Comparable Properties

11a Binnie St BRIGHTON EAST 3187 (REI)





Price: \$1,610,000

Method:

Date: 21/06/2025 Property Type: House **Agent Comments**



18 Valerian St HAMPTON 3188 (REI)

Price: \$1,500,000





Agent Comments

Method: Auction Sale Date: 25/10/2025

Property Type: House (Res) Land Size: 617 sqm approx

759 Nepean Hwy BRIGHTON EAST 3187 (VG)







Price: \$1,540,000 Method: Sale Date: 03/07/2025

Property Type: Clinic - Health Clinic Land Size: 442 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200



